

# **Where in the World is Your Precinct?**

**Brookline Town Meeting  
Members Association**

**PRECINCT  
15**



## **TOWN OF BROOKLINE Precinct Reports**

**Prepared for  
BROOKLINE TOWN MEETING MEMBERS**

**With the assistance of the  
GIS Division of the Department of Information Technology  
Department of Planning & Community Development**

**OCTOBER 2003**

# Brookline Precinct Profiles

## Precinct 15

### Introduction

The Brookline Precinct Profiles, otherwise known as, "Where in the World is Your Precinct?" were conceived by the Brookline Town Meeting Members Association (TMMA). The profiles have been developed for two purposes: First, to ensure that precinct residents have a resource to refer to when seeking information about their precinct; Second, for Town residents in other precincts and other people interested in learning more about a particular precinct.

### Precinct 14 Narrative

#### ◆ *Precinct Boundary*

Precinct 15 is located in south Brookline adjacent to Brookline precincts 13, 14, and 16. It is bounded on the north by Boylston Street, Lee Street, and Tappan Street among others, on the east by the City of Boston, on the south by Allendale Road and West Roxbury Parkway, and on the west by the City of Newton.

#### ◆ *Precinct 15 History*

Precinct 15 is an extraordinary area, encompassing a broad range of neighborhoods and patterns of development. It encompasses, Larz Anderson Park, sections of Green Hill, the Sargent Estate, The Country Club, Putterham Golf Course, Lost Pond, and part of Chestnut Hill.

Heath Street was part of the original route to the west, the Old Sherburne Road, established in the late 17<sup>th</sup> century. The old Richards Tavern stood near Heath and Hammond Street. Boylston Street (Route 9) was constructed as the Worcester Turnpike in 1806 and briefly had an interurban line to Worcester. Construction of the Hammond

Pond Parkway began in 1931 and continued over the next few years. The West Roxbury Parkway was constructed between 1931 and 1938.

The Allendale Farm, at the southeast corner of the precinct dates back to the 17<sup>th</sup> century, with a house constructed in 1788 by farmer John Harris. It is the last remaining working farm in Brookline, whose first economy was based on agricultural activity.

The area south of the Reservoir down to Boston, known as Green Hill, was used for agricultural purposes for most of the 17<sup>th</sup> century. At the end of the 18<sup>th</sup> century, prosperous Boston merchants decided to make their summer homes in this area. Several of these early homes are built in the West Indies style, popularized by these merchants who traded in the Indies. As the 19<sup>th</sup> century progressed, other large houses were built in the Gothic Revival, Shingle and Jacobethan styles. Green Hill has retained much of its 19<sup>th</sup> century flavor, with old and architectural distinguished homes, winding roads and low stone walls. Among the most significant include: 450 Warren Street, the home of the daughter of Boston merchant T.H. Perkins and her husband, Samuel Cabot; and 25 Cottage Street, last home and office site of H.H. Richardson, America's most illustrious architect. A later house is the Ignatius Sargent house and estate built in 1845 on designs by Richard Upjohn. This estate with its unsurpassed gardens was the showplace of Charles Sprague Sargent, founder and director of the Arnold Arboretum. In the late 1920s, the estate was subdivided and construction continued throughout the 1930s with single family houses. The house and Pond remain as remnants of this horticultural wonder. Among the turn-of-the-century homes are Fernwood, designed in 1909 by Charles

Patch for Alfred Douglass, and the Schlesinger Estate at 278 Warren, built for Barthold Schlesinger by George Harney. It is now the Holy Transfiguration Monastery.

The Country Club is located in the middle of the precinct, with an 1802 Federal house as the main clubhouse. This property had become Clyde Park, a commercial racing track, established before the Civil War. By 1882, it was a losing venture and was bought by a group of investors who established The Country Club. The Club's early activities were racing, steeplechases, and later golf. Racing ended in 1935 and golf reigned supreme.

Stiles & Van Leek, employing the existing woods and groves designed Putterham Golf Course, the municipal faculty, in 1930.

Straddling Route 9 is the Chestnut Hill area, which was primarily developed by the Lee and Saltonstall families on land that had been farms and woodlots. By the 1890s, the Brookline section took its late 19<sup>th</sup> century upper middle class character with large Colonial, Shingle and Queen Anne houses. Along Heath Street is the Heath-Sheafe Neighborhood, once farms and woodlots for absentee landowners, now dominated by triple deckers and two-family houses built between 1910 and 1927. Interspersed are single family dwellings. The most notable feature is Holyhood Cemetery, opened in 1857, one of the earliest Catholic cemeteries in Boston.

Larz Anderson, once the homestead of William Weld, ship-owner, later the elaborate estate of Larz and Isabel Weld Anderson, is now a municipal Park with its complement of the Carriage House (1889), Widow Harris House (late 18<sup>th</sup> century), Putterham School (1768), and 55 Newton Street (mid 19<sup>th</sup> century.) It boasts the remnant of an Italianate Garden designed by Charles Platt. Isabel Anderson left this part of her estate to the Town in 1948. Another classically style estate with a Charles Platt designed garden is the

Brandegge estate at 280 Newton Street, designed in 1897.

Another open space in this precinct is the Lost Pond complex, with its quacking bog. The Brookline Conservation area, part of the incinerator and landfill site, was transferred to the Conservation Commission in 1982. The Lost Pond Reservation is part of a state complex.

While much of this precinct retains its 18<sup>th</sup> and 19<sup>th</sup> century features, many of the large estates have been subdivided and new houses built.

#### ◆ *Precinct 15 Today*

Precinct 15 is the largest precinct in Brookline in land area with 1778 acres or 77,458,118 square feet of land area. Precinct 15 is largely made up of single family residential, many on estate lots, and open space and recreation lands. The precinct also contains a significant amount of land dedicated to municipal facilities (91 acres) and state or federal facilities (56 acres). Owner-occupants make up more than three-quarters of the precinct's housing stock and there are 23 affordable units in the precinct. Finally, Precinct 15 contains the only agricultural use in Brookline and a nominal amount of commercial uses (1.23 percent) located on Boylston Street and at Putterham Circle.

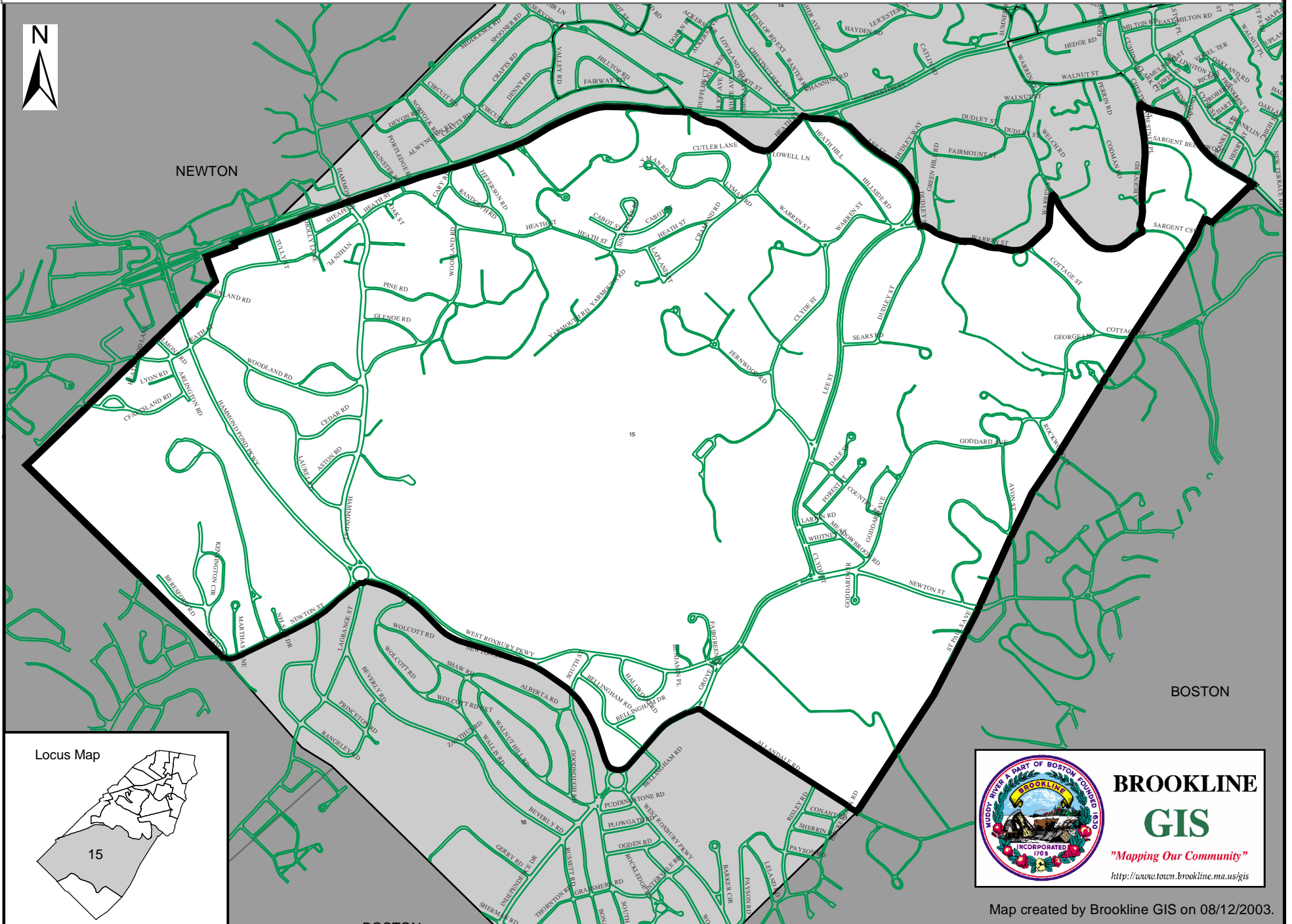
As noted, the predominant land-use pattern in Precinct 15 is single family residential, located largely on estate lots, which makes up 36 percent of the land area of the precinct. Precinct 15's commercial focus is on Boylston Street and Putterham Circle.

Precinct 15 contains almost 500 acres of public and private recreation and open space, primarily made up of the Putterham Golf Course and the Country Club. However, Precinct 15 also has a number of smaller open space and recreational facilities including: the Singletree Reservoir; a number of conservation parcels including Paine Estate, Lost Pond Sargent's Pond, and 88 Cottage Street; Dane and Larz Anderson

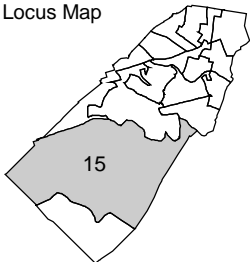
parks; Allandale Farm; the Baldwin School playground; the Soule Recreation Center; and Holyhood Cemetery. Major public facilities in Precinct 15 include Fire Station #6. Houses of worship in or near the precinct are numerous and include the Holy

Cross Greek School of Theology, the Chestnut Hill Benevolent Association, the Hellenic Association of Boston, the St. Lawrence Catholic Church, the SYDA Foundation, and the Society of the Holy Transfiguration Monastery.

# TOWN OF BROOKLINE PRECINCT NO. 15



Locus Map



**BROOKLINE**

**GIS**

*"Mapping Our Community"*

<http://www.town.brookline.ma.us/gis>

Map created by Brookline GIS on 08/12/2003.



# Brookline Precinct Profiles

## Precinct 15

Prepared by the Town of Brookline's  
Planning & Community Development Department  
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### POPULATION (2000 Census)

Cohort	Number	Percent
Under 5	126	3.70%
5 to 9	161	4.72%
10 to 14	188	5.51%
15 to 19	281	8.24%
20 to 24	324	9.50%
25 to 34	358	10.50%
35 to 44	438	12.85%
45 to 54	507	14.87%
55 to 64	394	11.56%
65 to 74	313	9.18%
75+	319	9.36%
<b>Total</b>	<b>3409</b>	<b>100.00%</b>
Under 18	586	17.19%
Over 65	632	18.54%

### ZONING

Zoning District	Sq. Ft.	Acres	Percent
1 & 2 Family	74,712,748	1715.2	96.5%
Multi-Family	643,071	14.8	0.8%
Commercial/Office	1,137,885	26.1	1.5%
Industrial	964,414	22.1	1.2%
<b>Total Land Area</b>	<b>77,458,118</b>	<b>1778.2</b>	<b>100.00%</b>

### PARKS, RECREATION, & OPEN SPACES

Facility/Site	
Single Tree Reservoir	Hammond Pond Pkwy.
Paine Estate Conserv. Land	Dane Park
133 Godard Conserv. Restrict.	Putterham Golf Course
Larz Anderson Park	Lost Pond Reservation
The Country Club	Lost Pond Conserv. Area
Allandale Farm	Sargent's Pond Cons. Restrict.
Baldwin School Playground	88 Cottage Street Cons. Land
Soule Recreation Center	Holyhood Cemetery

### HOUSING (2000 Census)

	Units	Percent
Owner-Occupied	1040	78.7%
Renter-Occupied	281	21.3%
<b>Total Units</b>	<b>1321</b>	<b>100.0%</b>
Affordable Units*	23	Note: Public Housing Units

\*Source: Brookline Planning and Community Development Department

### TOWN & SCHOOL FACILITIES

Facility
Fire Station #6

### TAX EXEMPT PARCELS (NUMBER & AREA)\*

	Number	Area (s.f.)
Precinct 15 Tax Exempt	51	26,222,295

Note: Parcels classified as Tax Exempt include all governmental, institutional, educational, religious and not-for-profit parcels.

\*Sources: Town of Brookline GIS Database and  
Town of Brookline Assessor's Office CAMA Database

### HOUSES OF WORSHIP

Facility
Holy Cross Greek Orthodox School of Theology
Chestnut Hill Benevolent Association
Hellenic Association of Boston

St. Lawrence Catholic Church
SYDA Foundation

Society of the Holy Transfiguration Monastery

### LAND USE\*

Use Category	Sq. Ft.	Acres	Pct
Single-Family Residential	25,406,208	583.2	35.84%
Two-Family Residential	393,113	9.0	0.55%
Three-Family Residential	122,628	2.8	0.17%
4-8 Family Residential	241,110	5.5	0.34%
Multi-Family	1,393,386	32.0	1.97%
Retail	180,831	4.2	0.26%

### GOVERNMENT INFORMATION

School District	Baker, Heath, Lincoln
State Legislature	10 <sup>th</sup> Suffolk
State Senate	First Middlesex & Norfolk (Cynthia Creem)
US Congress	4 <sup>th</sup> (Barney Frank)
US Senate	Edward M. Kennedy, John Kerry



# Brookline Precinct Profiles

## Precinct 15

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### LAND USE CONTINUED

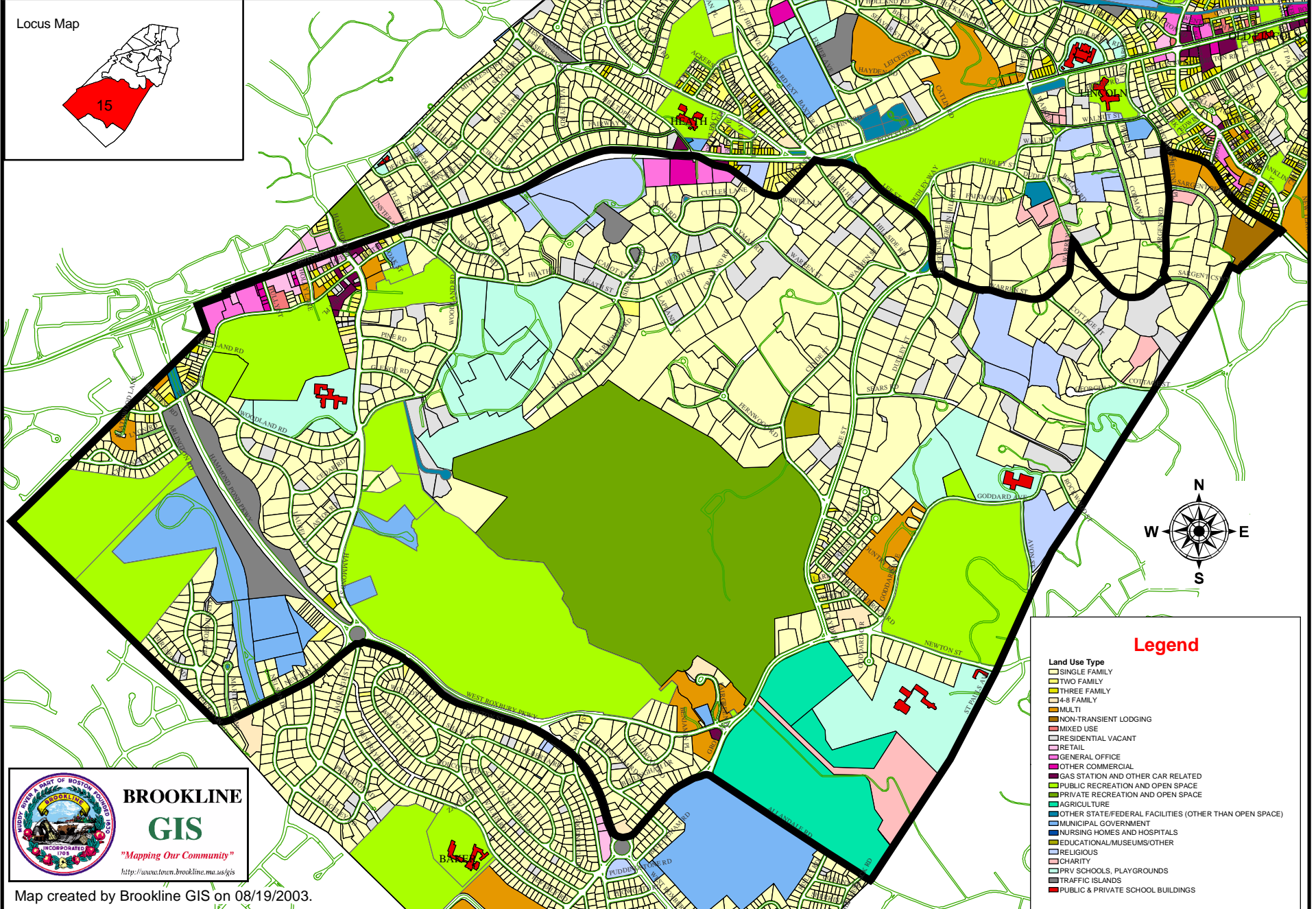
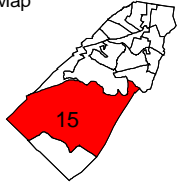
Use Category	Sq. Ft.	Acres	Pct
General Office	432,467	9.9	0.61%
Other Commercial	138,384	3.2	0.20%
Gas Stations/Other Car	110,259	2.5	0.16%
Agriculture	3,068,502	70.4	4.33%
Charity	897,257	20.6	1.27%
Public Rec./Open Space	10,437,038	239.6	14.73%
Private Rec./Open Space	10,142,735	232.8	14.31%
Municipal Facilities	3,980,919	91.4	5.62%
Other State/Federal	2,445,999	56.2	3.45%
Educational/Museums/Other	150,137	3.4	0.21%
Religious	2,138,276	49.1	3.02%
Mixed Use	50,194	1.2	0.07%
Non-Transient Lodging	233,517	5.4	0.33%
Residential Vacant	2,645,850	60.7	3.73%
Private Schools/Playgrounds	6,269,607	143.9	8.85%
<b>Total Land Area</b>	<b>70,878,726</b>	<b>1627</b>	<b>100.0%</b>

\* Sources: Town of Brookline GIS Database and  
Town of Brookline Assessor's Office CAMA Database



# TOWN OF BROOKLINE LAND USE FOR PRECINCT NO. 15

Locus Map



## Legend

- Land Use Type**
- SINGLE FAMILY
  - TWO FAMILY
  - THREE FAMILY
  - 4-8 FAMILY
  - MULTI
  - NON-TRANSIENT LODGING
  - MIXED USE
  - RESIDENTIAL VACANT
  - RETAIL
  - GENERAL OFFICE
  - OTHER COMMERCIAL
  - GAS STATION AND OTHER CAR RELATED
  - PUBLIC RECREATION AND OPEN SPACE
  - PRIVATE RECREATION AND OPEN SPACE
  - AGRICULTURE
  - OTHER STATE/FEDERAL FACILITIES (OTHER THAN OPEN SPACE)
  - MUNICIPAL GOVERNMENT
  - NURSING HOMES AND HOSPITALS
  - EDUCATIONAL/MUSEUMS/OTHER
  - RELIGIOUS
  - CHARITY
  - PRIV SCHOOLS, PLAYGROUNDS
  - TRAFFIC ISLANDS
  - PUBLIC & PRIVATE SCHOOL BUILDINGS



**BROOKLINE**

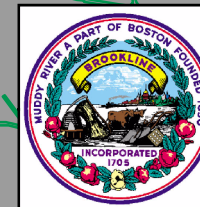
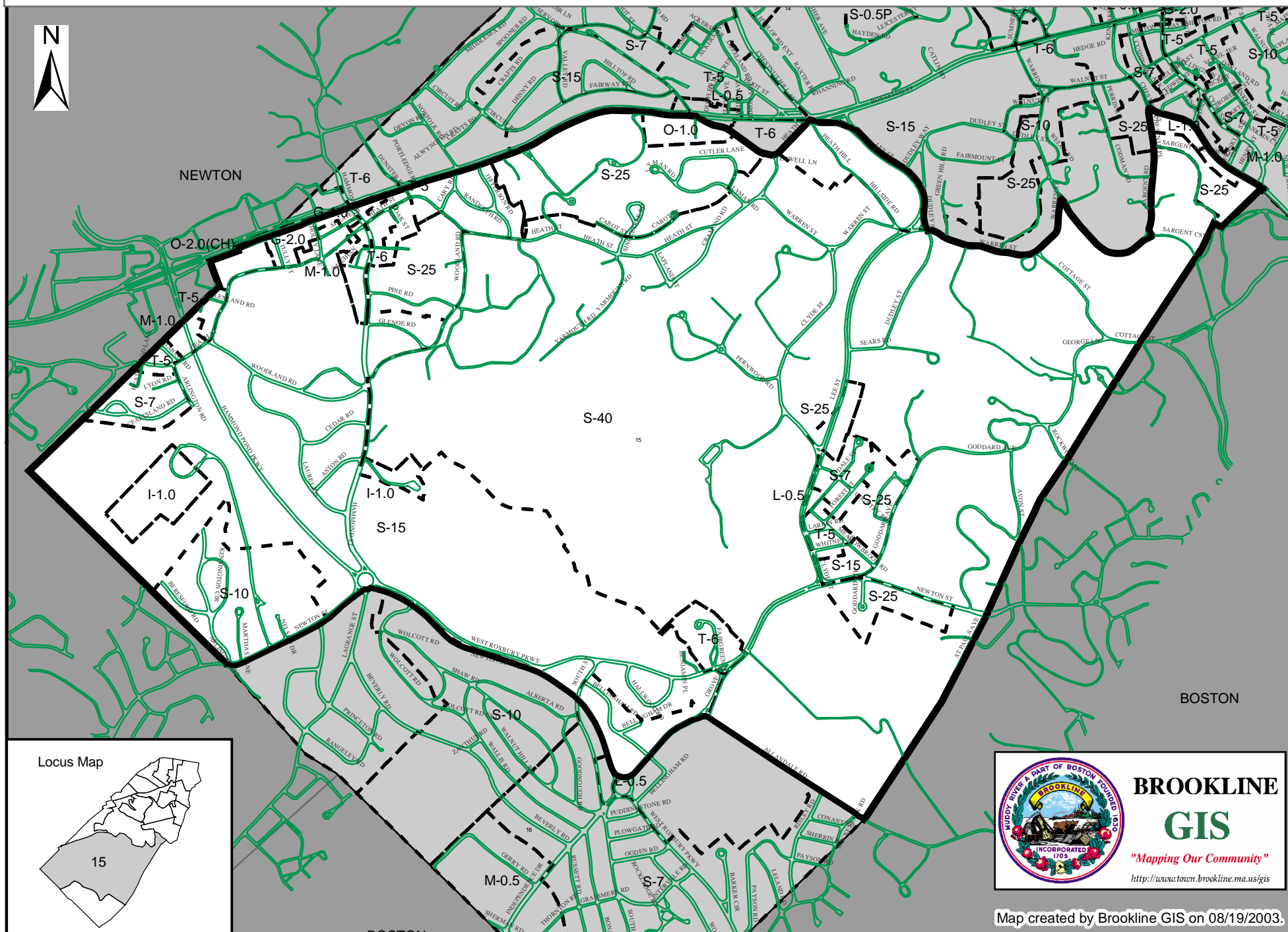
**GIS**

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Map created by Brookline GIS on 08/19/2003.





## BROOKLINE GIS

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Table 5.01 - Table Of Dimensional Requirements		LOT SIZE MINIMUM (sq. ft.)	FLOOR AREA RATIO MAXIMUM	LOT WIDTH MINIMUM (feet)	HEIGHT <sup>9</sup> MAXIMUM (feet)	MINIMUM YARD <sup>3, 10</sup> (feet)			OPEN SPACE (% of gross floor area)	
DISTRICT	USE					Front 1,6	Side <sup>2</sup>	Rear	Landscape	Usable
<b>S-40</b>	1-family detached dwelling subject to <a href="#">Section 5.11(a) Cluster</a>	20,000	0.20	110	35	30	20	50	10%	80%
	1-family detached dwelling not subject to <a href="#">Section 5.11</a>	40,000	0.15	150	35	30	20	50	10%	100%
	Any other structure or principal use <sup>15</sup>	40,000	0.15	150	35	40	30	60	100%	none
<b>S-25</b>	1-family detached dwelling subject to <a href="#">Section 5.11(a) Cluster</a>	12,500	0.25	90	35	30	20	50	10%	60%
	1-family detached dwelling not subject to <a href="#">Section 5.11</a>	25,000	0.20	120	35	30	20	50	10%	80%
	Any other structure or principal use <sup>14, 15</sup>	25,000	0.20	120	35	40	30	60	80%	none
<b>S-15</b>	1-family detached dwelling subject to <a href="#">Section 5.11(a) Cluster</a>	7,500	0.30	75	35	25	15	40	10%	60%
	1-family detached dwelling not subject to <a href="#">Section 5.11</a>	15,000	0.25	100	35	25	15	40	10%	60%
	Any other structure or principal use <sup>15</sup>	15,000	0.25	100	35	35	25	50	60%	none
<b>S-10</b>	1-family detached dwelling	10,000	0.30	85	35	20	10	30	10%	40%
	Any other structure or principal use <sup>15</sup>	10,000	0.30	85	35	30	20	40	40%	none
<b>S-7</b>	1-family detached dwelling	7,000	0.35	65	35	20	7.5	30	10%	30%
	Any other structure or principal use <sup>15</sup>	7,000	0.35	65	35	30	20	40	30%	none
<b>S-0.5P</b>	1-family detached dwelling subject to <a href="#">Section 5.11(a) Cluster</a>	7,500	0.30	75	35	25	15	40	10%	40%
	1-family detached dwelling not subject to <a href="#">Section 5.11</a>	15,000	0.25	100	35	25	15	40	10%	60%
	Other dwelling structure		0.5	75	40	25	15	40	10%	40%
	First dwelling unit	300,000								
	Each additional dwelling unit	1,000								
<b>S-0.75P</b>	Any other structure or principal use <sup>15</sup>	15,000	0.25	100	35	35	25	50	60%	none
	1-family detached dwelling	7,000	0.35	65	35	20	7.5	30	10%	30%
	Other dwelling structure		0.75	65	40	20	$10 + \frac{L^1}{10}$	30	10%	30%
	First dwelling unit	14,000								
	Each additional dwelling unit	1,000								
<b>SC-7</b>	Any other structure or principal use <sup>15</sup>	7,000	0.35	65	35	30	20	40	30%	none
	1-family detached dwelling	10,000	0.35	65	35	20	7.5	30	10%	30%
	Converted 1-family detached dwelling	10,000	0.50	65	35	20	7.5	30	10%	30%
	Any other structure or principal use <sup>15</sup>	10,000	0.35	65	35	30	20	40	30%	none
<b>T-6</b>	1-family detached dwelling	5,000	0.75	45	35	15	7.5	30	10%	30%
	2 family dwelling	6,000	0.75	55	35	15	10	30	10%	30%
	1-family attached dwelling	3,000	0.75	25	35	15	none <sup>2</sup>	30	10%	30%
	Any other structure or principle use	6,000	0.75	55	35	25	20	40	30%	none
<b>T-5</b>	1-family detached dwelling	4,000	1.00	40	35	15	7.5	30	10%	30%
	2 family dwelling	5,000	1.00	45	35	15	10	30	10%	30%
	1-family attached dwelling	2,500	1.00	20	35	15	none <sup>2</sup>	30	10%	30%
	Any other structure or principle use	5,000	1.00	50	35	25	20	40	30%	none

Required Lot Frontage: 25' in S and SC districts  
20' in all other districts

Table 5.01 - Table Of Dimensional Requirements							PBI <sup>11</sup>		MINIMUM YARD <sup>3</sup> (feet)			OPEN SPACE (% of gross floor area)	
DISTRICT	USE	LOT SIZE MINIMUM (sq. ft.)	FLOOR AREA RATIO MAXIMUM	PBI <sup>11</sup> NB ONLY	LOT WIDTH MINIMUM (feet)	HEIGHT <sup>9</sup> MAXIMUM	B	NB	Front <sup>1.6</sup>	Side 2	Rear	Landc.	Useable <sup>13</sup>
<b>M-0.5</b>	1-family detached dwelling	4,000	0.50	NA	40	35	NA	NA	15	7.5	30	10%	30%
	2-family detached dwelling	5,000	0.50	NA	50	35	NA	NA	15	10	30	10%	30%
	other dwelling structure		0.50	NA	none	35	NA	NA	15	$10 + \frac{L^2}{10}$	30	10%	30%
	first dwelling unit	3,000											
	each additional dwelling unit	2,000											
	Any other structure or principle use	5,000	0.50	NA	none	35	NA	NA	25	20	40	30%	none
<b>M-1.0 &amp; M-1.0 (CAM)</b>	1-family detached dwelling	4,000	1.00	NA	40	35	NA	NA	15	7.5	30	10%	20%
	2-family detached dwelling	5,000	1.00	NA	45	35	NA	NA	15	10	30	10%	20%
	1-family attached dwelling	2,250	1.30	NA	20	35	NA	NA	15	none	30	10%	20%
	other dwelling structure		1.00	NA	none	40	NA	NA	15		30	10%	20%
	first dwelling unit	3,000											
	each additional dwelling unit	1,000											
	Any other structure or principal use	5,000	1.00	NA	none	40	NA	NA	25	$10 + \frac{L^2}{10}$	40	20%	none
<b>M-1.5</b>	1-family detached dwelling	4,000	1.50	NA	40	35	NA	NA	15	7.5	30	10%	20%
	2-family detached dwelling	5,000	1.50	NA	45	35	NA	NA	15	10	30	10%	20%
	other dwelling structure	none	1.50	1.9	none	45 - 50	NA	60				10%	15%
	Any other structure or principal use*	5,000	1.50	1.9	none	45 - 50	NA	60	Under 40' 15 40' and Over $15 + \frac{H}{10}$	$10 + \frac{L^2}{10}$ $\frac{H + L}{6}$	$\frac{30}{6}$ $\frac{H + L}{6}$ But at least 30'	20%	none
	*add 10 feet to each minimum yard requirement												
<b>M-2.0</b>	1-family detached dwelling	4,000	2.00	NA	40	35	NA	NA	10	7.5	30	10%	20%
	2-family detached dwelling	5,000	2.00	NA	45	35	NA	NA	10	10	30	10%	20%
	other dwelling structure	none	2.00	2.5	none	50	60	70				10%	10%
	Any other structure or principal use*	5,000	2.00	2.5	none	50	60	70	Under 40' 15 40' and Over $15 + \frac{H}{10}$	$10 + \frac{L^2}{10}$ $\frac{H + L}{6}$	$\frac{30}{6}$ $\frac{H + L}{6}$ But at least 30'	20%	none
	*add 10 feet to each minimum yard requirement												
<b>M-2.5</b>	1-family detached dwelling	4,000	2.50	NA	40	35	NA	NA	10	7.5	30	10%	20%
	2-family detached dwelling	5,000	2.50	NA	45	35	NA	NA	10	10	30	10%	20%
	other dwelling structure	none	2.50	3.5	none	50	75	85				10%	5%
	Any other structure or principal use*	5,000	2.50	3.5	none	50	75	85	Under 45' 15 45' and Over $15 + \frac{H}{10}$	$10 + \frac{L^2}{10}$ $\frac{H + L}{6}$	$\frac{30}{6}$ $\frac{H + L}{6}$ But at least 30'	20%	none
	*add 10 feet to each minimum yard requirement												

Required Lot Frontage: 25' in S and SC districts  
20' in all other districts

SECTION 5.01 TABLE OF DIMENSIONAL REQUIREMENTS							PBI <sup>11</sup>		MINIMUM YARD <sup>3</sup> (feet)			OPEN SPACE (% of gross floor area)	
DISTRICT	USE	LOT SIZE MINIMUM (sq. ft.)	FLOOR AREA RATIO MAXIMUM	PBI <sup>11</sup> NB ONLY	LOT WIDTH MINIMUM (feet)	HEIGHT <sup>9</sup> MAXIMUM							
							B	NB	Front <sup>1,6</sup>	Side 2	Rear	Landsc.	Useable <sup>13</sup>
<b>L-0.5</b>	Any Structure or principal use (dwelling-footnote 5)	none <sup>4</sup>	0.5	NA	none <sup>4</sup>	40	NA	NA	10	none <sup>7</sup>	$10 + \frac{L^s}{10}$	none	none <sup>5</sup>
<b>L-1.0</b>	Any Structure or principal use (dwelling-footnote 5)	none <sup>4</sup>	1.0	NA	none <sup>4</sup>	40	NA	NA	10	none <sup>7</sup>	$10 + \frac{L^s}{10}$	none	none <sup>5</sup>
<b>G-1.0</b>	Any Structure or principal use (dwelling-footnote 5)	none <sup>4</sup>	1.0	NA	none <sup>4</sup>	40	NA	NA	none	none <sup>7</sup>	$10 + \frac{L^s}{10}$	none	none <sup>5</sup>
<b>G-1.75</b>	Any Structure or principal use (dwelling-footnote 5)	none <sup>4</sup>	1.75	2.25	none <sup>4</sup>	45	NA	70(CC)**	none	none <sup>7</sup>	$10 + \frac{L^s}{10}$	none	none <sup>5</sup>
<b>G-1.75 (LSH)</b>	Any Structure or principal use (hotel – footnote 16)	none	3.30	NA	none	90 (8 stories)	NA	NA	none	none <sup>7</sup>	none	none	none
<b>G-2.0</b>	Any Structure or principal use (dwelling-footnote 5)	none <sup>4</sup>	2.0	2.5	none <sup>4</sup>	45	60 45 (CA)	70 55(CA) 100(VS)	none	none <sup>7</sup>	$10 + \frac{L^s}{10}$	none	none <sup>5</sup>
<b>O-1.0</b>	Any Structure or principal use (dwelling-footnote 5)	none	1.0	NA	none	40	NA	NA	20	H <sup>3</sup>	H <sup>3</sup>	none	none <sup>5</sup>
<b>O-2.0 (CH)</b>	Any Structure or principal use (dwelling-footnote 5)	none <sup>4</sup>	2.0	2.5	none <sup>4</sup>	50	60	100	20	none <sup>7</sup>	$10 + \frac{L^s}{10}$	none	none <sup>5</sup>
<b>I-1.0</b>	Any Structure or principal use (dwelling-footnote 5)	none <sup>4</sup>	1.0	NA	none <sup>4</sup>	40	NA	NA	20	none <sup>7</sup>	$10 + \frac{L^s}{10}$	none	none <sup>5</sup>

(Additional regulations are contained in the text of Article 5.00)

\*\*Maximum 7 stories

**Required Lot Frontage: 25' in S and SC districts  
20' in all other districts**

**FOOTNOTES:**

1. If the entrance to a garage or covered vehicular passageway faces toward the street to which its driveway has access, said entrance shall be at least 20 feet from the street lot line.
2. At the end of each row or block of one-family attached dwellings, a yard shall be provided along the street line or side lot line of at least ten feet plus one foot for each dwelling unit in excess of two. In T districts, see also §5.48. In M districts, a building subject to the side yard formula:

$$10 + \frac{L}{10}$$

may be built to the side lot line: (a) as a matter of right if, on the adjoining lot, a principal building with no setback from that lot line already exists or is proposed to be built concurrently; (b) by special permit if the Board of Appeals finds that reasonable development of the lot necessitates building to the side lot line, such action does not unreasonably infringe upon the light and air of any existing adjoining building, and the party wall is solid and has neither doors nor windows. A building with

no side yard shall not have a building wall on the side lot line extending more than 70 feet to the rear of the front yard required by this By-law; except that a building wall may be located along any part of a side lot line on which a principal building on the adjoining lot abuts between the rear yard required by this By-law and the required front yard line. Where building walls more than 70 feet to the rear of the required front yard are not permitted to be built along the side lot line, said walls shall have a side yard setback not less than:

$$10 + \frac{L}{10}$$

the "L" dimension being that portion of the wall required to be set back from the side lot line.

3. L is the length of a wall parallel (or within 45 degrees of parallel) to the lot line, measured parallel to the lot line, subject to the provisions of [§5.41](#) for buildings of uneven alignment or height. H is the height, measured as provided in [§5.30](#), of that part of the building for which the setback or yard is to be calculated.
4. Automotive uses are subject to the requirements of [§§ 6.30](#) and [6.40](#).
5. See [§5.07](#), Dwelling in Business and Industrial Districts.
6. See [§5.54](#), Exception for Existing Alignment.
7. See [§5.64](#), Side Yards for Non-Dwelling Uses in Business or Industrial Districts.
8. See [§5.73](#), Rear Yard in Business or Industrial Districts.
9. Where two different maximum height figures are specified with a hyphen for the same use in one zoning district, the lower figures shall apply to any lot or part of a lot located in a buffer area as defined by [§5.31, paragraph 3](#). Where a height figure is followed by a zoning district designation as defined in [§3.02](#), that figure shall be the maximum allowable height in that category for that particular district.
10. The setback requirements for other dwelling structures in any of the S and T districts shall be the most restrictive setbacks required for the dwellings permitted in the districts, but the side yard setback shall be no less than 10 feet in any case.
11. PBI (Public Benefit Incentives) for floor area ratio and height may be granted only if the requirements of [§5.21](#) and [§5.32](#) respectively are satisfied. B represents buffer area and NB nonbuffer area regulations. Further, projects shall also be subject to any design guidelines adopted by the Planning Board.
12. Where any land in a G-2.0 Districts abuts a public street opposite any land in an S district, any building in the G-2.0 District shall be set back a minimum 20 feet from the street lot line facing the S district and the setback area shall be landscaped and not be used to provide parking.
13. See [§5.91](#), Minimum Usable Open Space, for open space requirements for residential use with more dwelling units than are permitted as of right in that district.
14. For life care facilities in S-25 districts, the Board of Appeals may allow by special permit an FAR up to 0.3, where appropriate public benefits are provided, such as listed in [§5.21, paragraph 1](#).
15. For dwelling subject to [§5.11, paragraphs 2 and 3](#), the allowed floor area ratio maximum shall be the same as for 1-family detached dwellings subject to [§5.11, paragraph 1](#) in the relevant zoning district.
16. In the G-1.75 (LSH) Limited Service Hotel District, for Use 8A, Limited Service Hotel, the following dimensional requirements are allowed: Floor Area Ratio Maximum of 3.30; Height Maximum of 90 Feet and 8 stories above grade; and Minimum Rear Yard – None.



# TOWN OF BROOKLINE

## BAKER SCHOOL DISTRICT

### Legend

- Building Footprint
- School Building
- Water Body
- Open Space
- School Buffer Zone
- Stream
- Property Line
- Street Edge
- School District Boundary
- Brookline Town Boundary

### Locus Map



### Data Sources

School District Boundary: Town of Brookline, Information Services. In-house data developmen based on BECo.'s street network and the assessor's parcels by Camp Dresser and McKee, Inc.

School Buffer Zones: Brookline GIS, 1997. It is based on the buffer zone list provided by the School Department, BECo.'s street network and the assessor's parcels GIS data layer.

Street Edges, Brookline Town Boundary and Water Bodies: These data layers are from the Boston Edison Company. (BECo.)

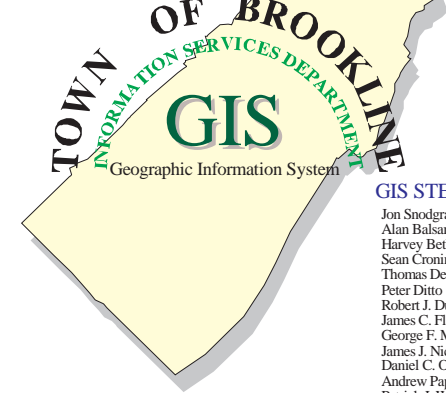
Open Space: The Open Space includes Agricultural and Recreational land, Brookline Land Trust, Cemeteries, Community Parks, Conservation Areas, Conservation Restrictions, Golf Course, National Historic Sites, Neighborhood Parks & Playgrounds, Open Space Park and Rec.Oppurtunities, Passive Parks, Private Institutions, School Playgrounds, State Properties and Traffic Islands. Traffic Islands are not shown on this map. SUAML/plotbyschidist.aml  
Map printed on 10/02/03

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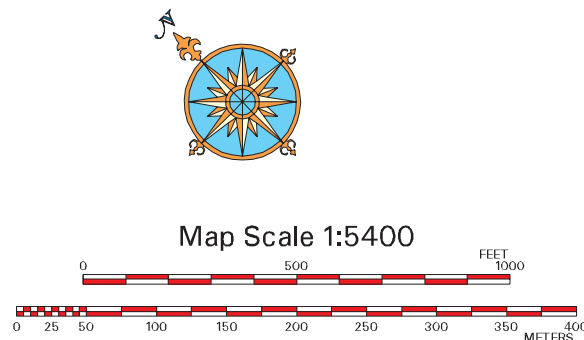
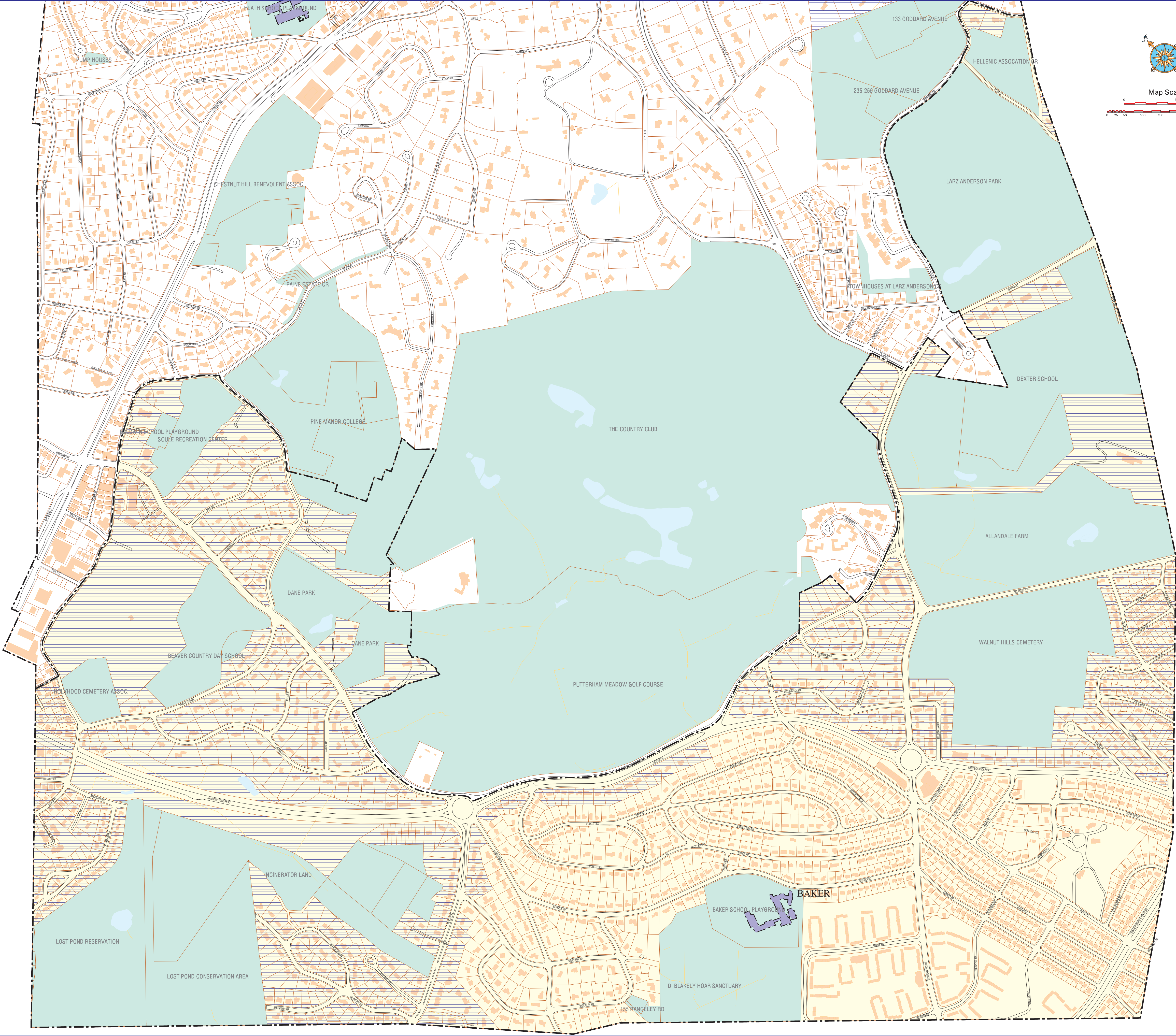


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#### GIS MANAGER

Feng Yang  
TEL: 617-735-3885





# TOWN OF BROOKLINE

## HEATH SCHOOL DISTRICT

### Legend

- Building Footprint
- School Building
- Water Body
- Open Space
- School Buffer Zone
- Stream
- Property Line
- Street Edge
- School District Boundary
- Brookline Town Boundary

### Locus Map



### Data Sources

School District Boundary: Town of Brookline, Information Services. In-house data developmen based on BECO.'s street network and the assessor's parcels by Camp Dresser and McKee, Inc.

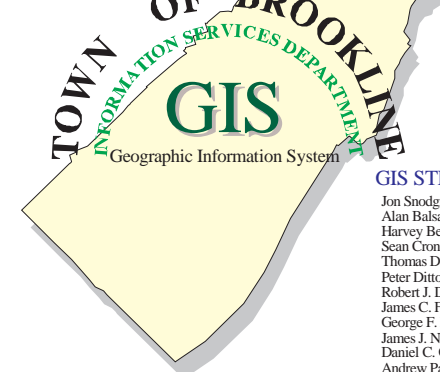
School Buffer Zones: Brookline GIS, 1997. It is based on the buffer zone list provided by the School Department, BECO.'s street network and the assessor's parcels GIS data layer.

Street Edges, Brookline Town Boundary and Water Bodies: These data layers are from the Boston Edison Company. (BECO.)

Open Space: The Open Space includes Agricultural and Recreational land, Brookline Land Trust, Cemeteries, Community Parks, Conservation Areas, Conservation Restrictions, Golf Course, National Historic Sites, Neighborhood Parks & Playgrounds, Open Space Park and Rec.Oppurtunities, Passive Parks, Private Institutions, School Playgrounds, State Properties and Traffic Islands. Traffic Islands are not shown on this map. SUAML/plotbyschidist.aml. Map printed on 10/02/03

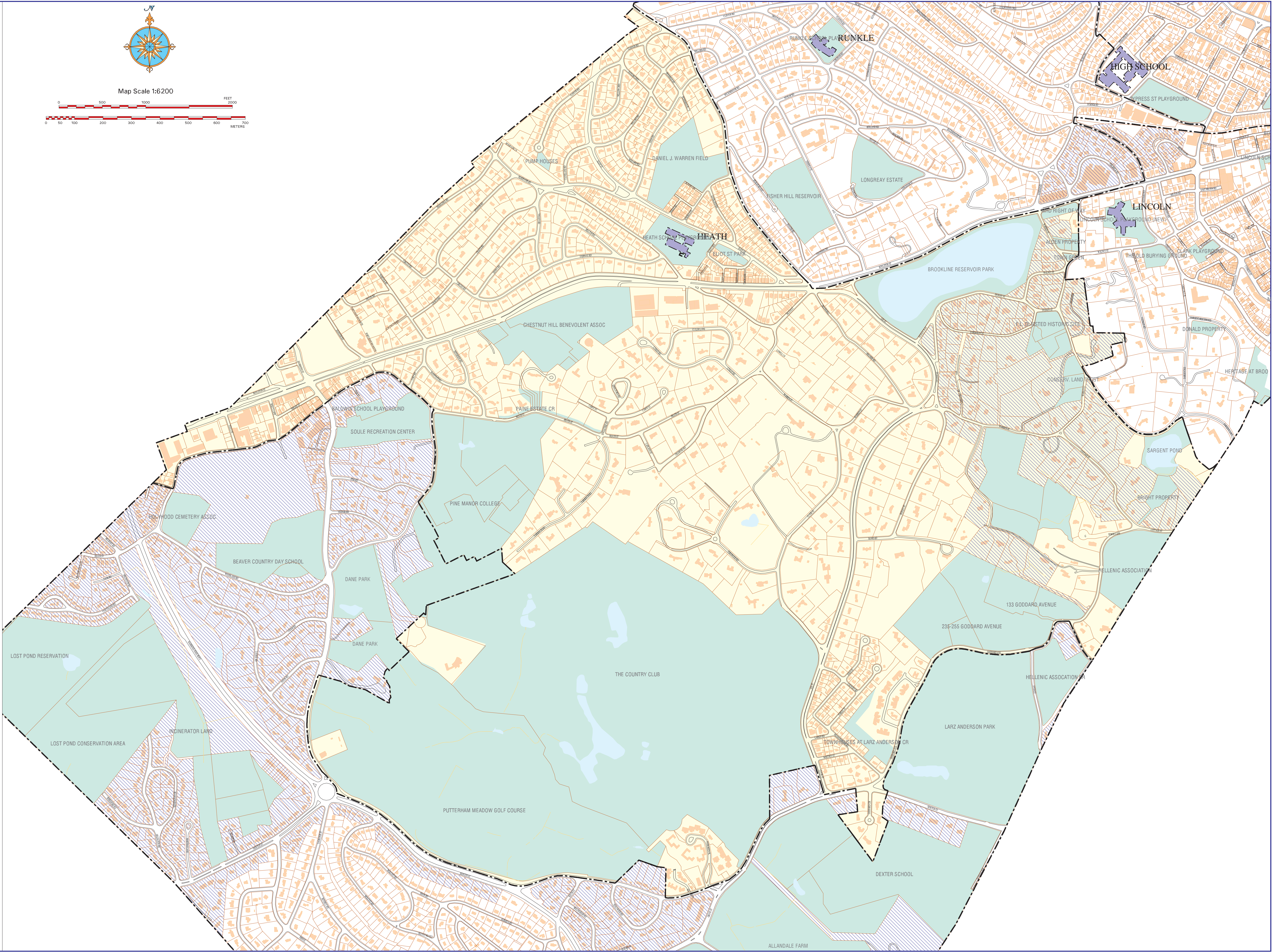
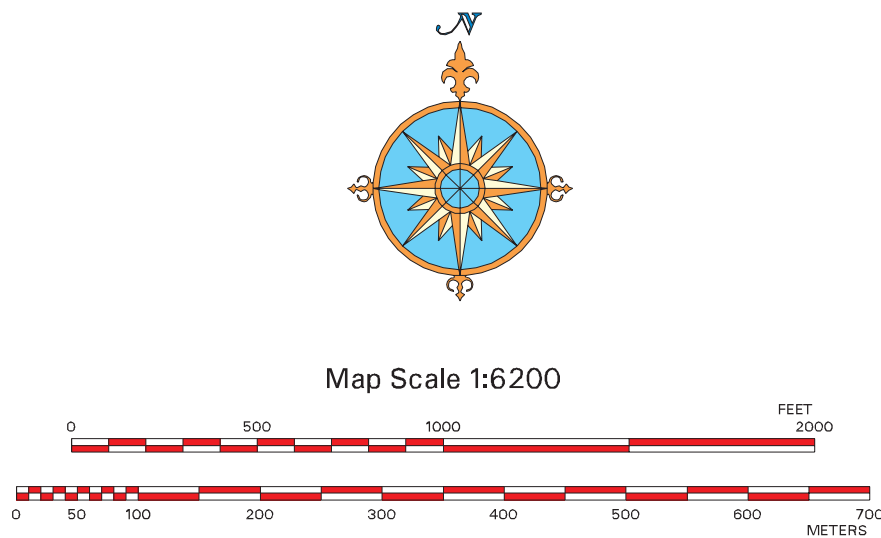
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# TOWN OF BROOKLINE

## LINCOLN SCHOOL DISTRICT

### Legend

- Building Footprint
- School Building
- Water Body
- Open Space
- School Buffer Zone
- Stream
- Property Line
- Street Edge
- School District Boundary
- Brookline Town Boundary

### Locus Map



### Data Sources

School District Boundary: Town of Brookline, Information Services. In-house data development based on BECo.'s street network and the assessor's parcels by Camp Dresser and McKee, Inc.

School Buffer Zones: Brookline GIS, 1997. It is based on the buffer zone list provided by the School Department, BECo.'s street network and the assessor's parcels GIS data layer.

Street Edges, Brookline Town Boundary and Water Bodies: These data layers are from the Boston Edison Company. (BECo.)

Open Space: The Open Space includes Agricultural and Recreational land, Brookline Land Trust, Cemeteries, Community Parks, Conservation Areas, Conservation Restrictions, Golf Course, National Historic Sites, Neighborhood Parks & Playgrounds, Open Space Park and Rec. Opportunities, Passive Parks, Private Institutions, School Playgrounds, State Properties and Traffic Islands. Traffic Islands are not shown on this map.

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INFORMATION SERVICES DEPARTMENT  
Geographic Information Systems

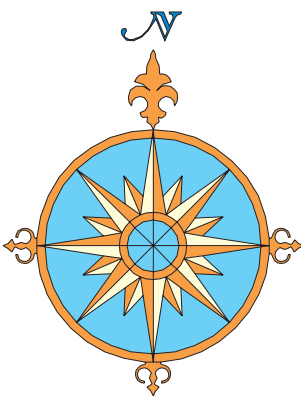
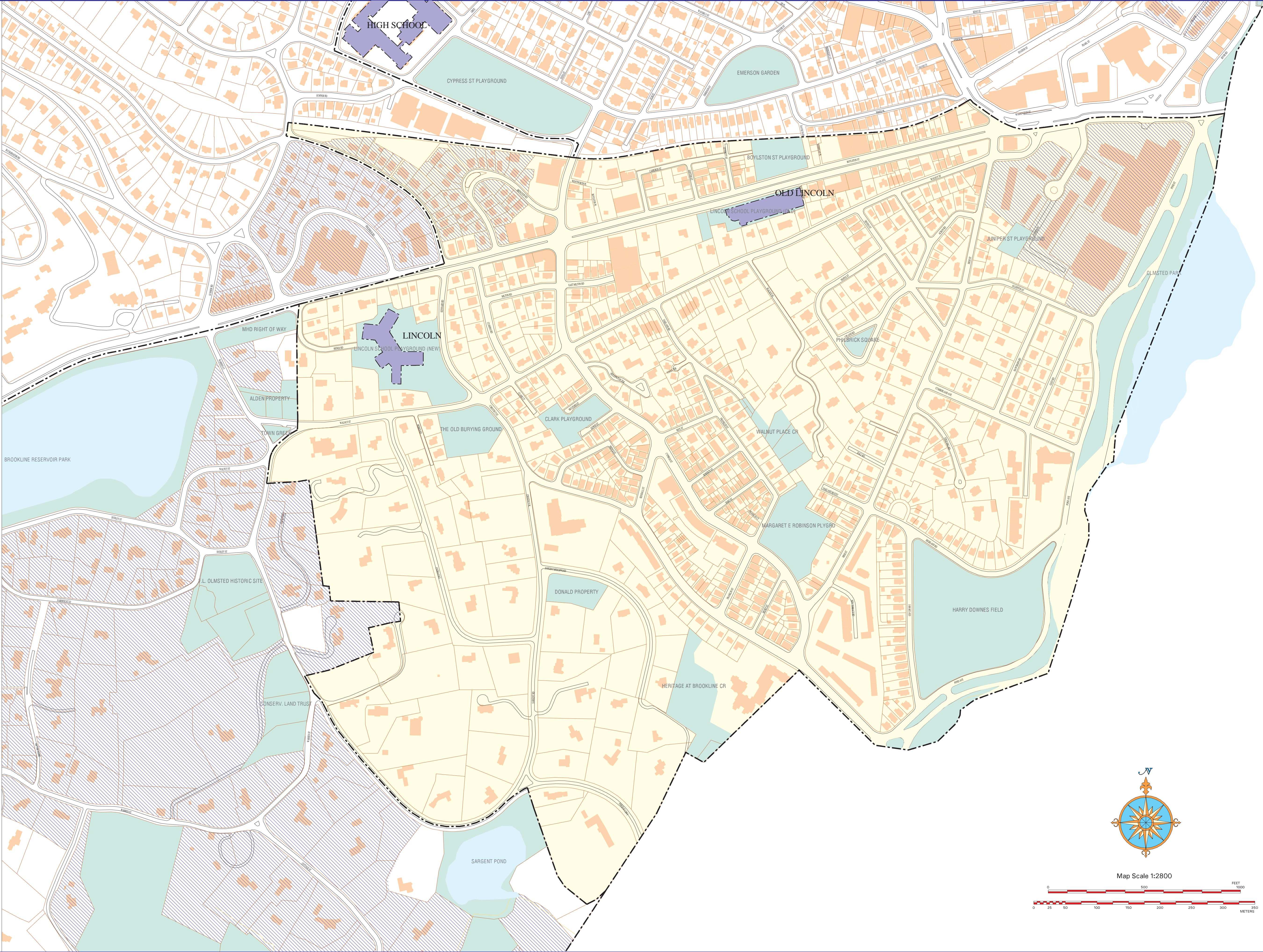
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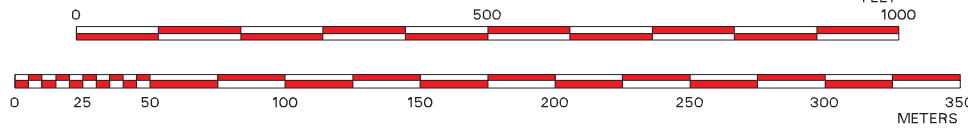
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





Map Scale 1:2800





# POTENTIAL GREENWAYS

## LEGEND

-  OTHER OPEN SPACES
-  TOWN OWNED PATHWAYS
-  BEACON STREET
-  WEBSTER STREET TO RIVERWAY
-  ROUTE 9
-  AMORY STREET
-  BROOKLINE VILLAGE
-  COMMONWEALTH AVENUE
-  CHARLES TO CHARLES
-  URBAN TRAIL
-  RESERVOIR THROUGH HEATH SCHOOL  
SARGENT POND TO RESERVOIR
-  HIGH SCHOOL
-  SOUTH BROOKLINE LOWER BELT
-  WATER BODY
-  STREAMS AND RIVERS
-  STREET CENTERLINE
-  MBTA RAIL LINES
-  BUS ROUTES
-  TOWN BOUNDARY
-  BUS STOPS
-  MBTA RAIL STOPS

## DATA SOURCES

GREENWAYS: Brookline Conservation Commission

Open Space: Brookline GIS, 3/97. Developed in house by Brookline GIS staff with the help of the Conservation Commission. Based upon the Boston Edison street network, parcels data layer. Attribute information derived from the 'OPEN SPACE IN BROOKLINE' publication by the Conservation Commission.

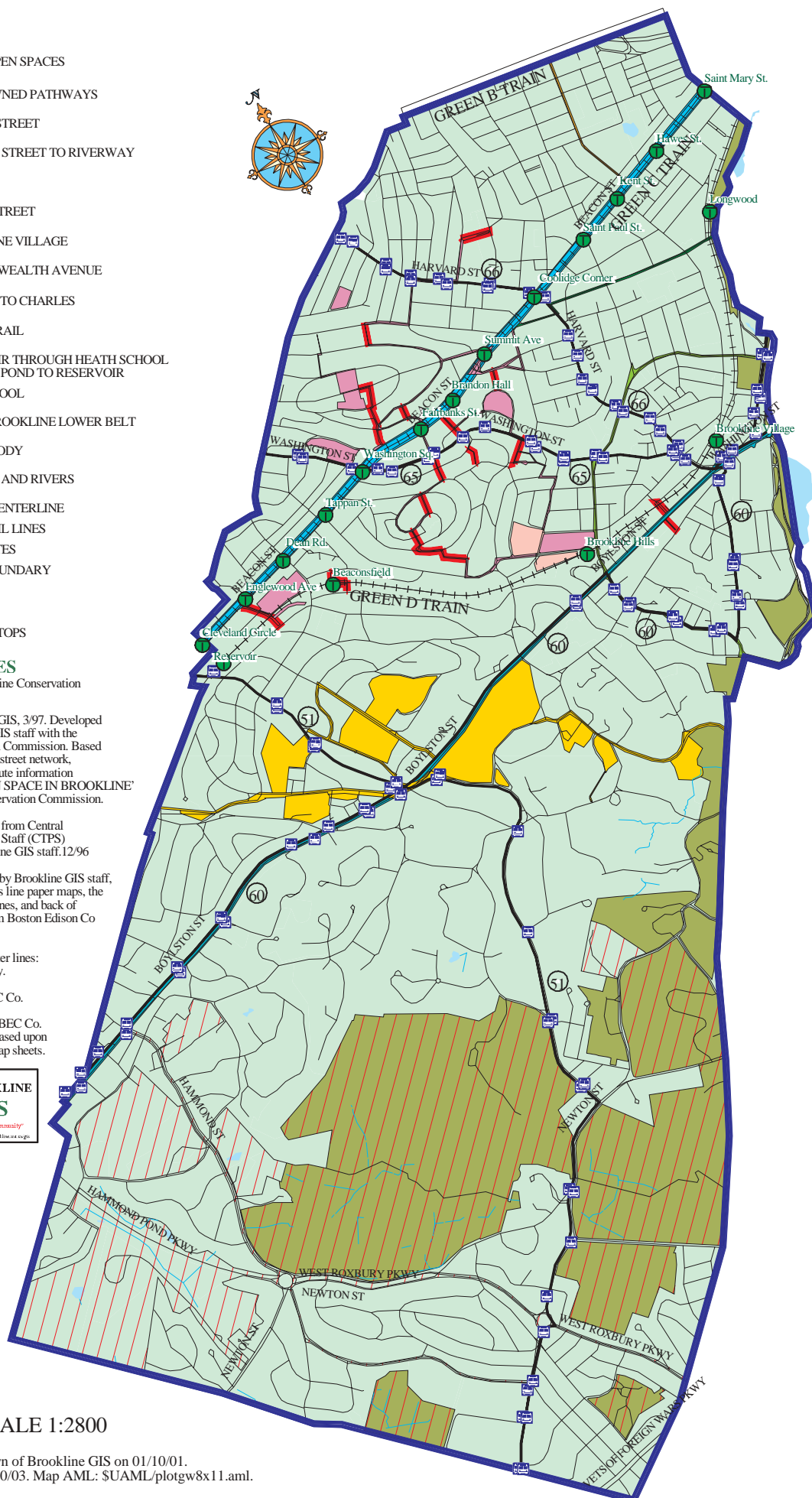
MBTA Lines: Obtained from Central Transportation Planning Staff (CTPS) and modified by Brookline GIS staff. 12/96

Bus Routes: Developed by Brookline GIS staff, based upon MBTA's bus line paper maps, the street edges, centerlines, and back of sidewalks base data from Boston Edison Co 08/97.

Street Edges, Street Center lines: Boston Edison Company.

WATER BODIES: BEC Co.

TOWN BOUNDARY: BEC Co.  
Updated by CDM Inc. based upon Brookline Assessor's map sheets.



MAP SCALE 1:2800

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Map printed on 09/30/03. Map AML: \$UAML/plotgw8x11.aml.



TOWN OF BROOKLINE, MASSACHUSETTS

EXISTING AFFORDABLE HOUSING UNITS

AS OF JANUARY 2003

AFFORDABLE HOUSING DEVELOPMENTS/UNITS

KEY	NAME/ADDRESS	UNITS	TARGET POPULATION	FINANCING
Subsidized Housing Owned by Private Investors (Rentals)				
FP1	(Now NP9)			
FP2	(Now NP10)			
FP3	(Now NP11)			
FP4	1371 Beacon St.	30	general	MHFA, federal 236
FP5	Village at Brookline	153	elderly/disabled	MHFA, federal
FP6	Village at Brookline	154	general	MHFA, federal
FP8	1019 Beacon St.	23	individual(SRO)	Town HOME
FP9	Longwood Towers	2	general	inclusionary zoning
FP10	The Colchester	4	general	inclusionary zoning
FP11	74 Kent St.	2	general	inclusionary zoning
FP12	77 Marion St.	4	general	inclusionary zoning
FP13	110 Cypress St.*	5	general	inclusionary zoning
FP14	75-81 Boylston St.*	1	general	inclusionary zoning
Subtotal		378		
Public Housing Owned by The Brookline Housing Authority (Rentals)				
PH1	Sussman House	100	elderly/disabled	Federal
PH2	O'Shea House	100	elderly/disabled	Federal
PH3	Morse Apartments	99	elderly/disabled	Federal
PH4	Kickham Apartments	39	elderly/disabled	Federal
PH5	Col Floyd Apartments	60	elderly/disabled	State
PH6	Trustman Apartments	50	general	State
PH7	Trustman Apartments	34	elderly/disabled	State
PH8	Walnut Apartments	24	elderly/disabled	Federal
PH9	Walnut Apartments	76	general	Federal
PH10	High St. Veterans	186	general	State
PH11	Egmont St. Veterans	120	general	State
PH12	Kilgalon House	8	special needs	State
PH13	McCormack House	10	special needs	State
PH14	Connelly House	13	special needs	State
PH15	Condominium	1	elderly/disabled	State
PH16	Condominium	1	elderly/disabled	State
Subtotal		921		
Subsidized Housing Owned/Controlled by Non-Profits/Cooperatives (Rentals)				
NP1	Paul Sullivan Trust	29	individuals(SRO)	State
NP2	Humanity House	10	special needs	State
NP3	Goddard at Brookline	17	elderly assisted hsg	Inclusionary Zoning
NP4	Brookline Cooperative	116	general	Federal
NP5	Sara Wallace House	17	individuals(SRO)	Town HOME & CDBG
NP6	Ruth Cowan House	9	elderly	Town HOME; State
NP7	1754 Beacon St.*	13	individuals(SRO+)	Town HOME; Housing Trust,State
NP8	1876 Beacon St.*	14	individual(SRO)	Town; State
NP9	100 Centre St.	127	general	MHFA, Federal Section 236 (121A)
NP10	120 Centre St.	104	elderly/disabled	MHFA, Federal Section 236, LIHTC
NP11	1550 Beacon St.	107	general	MHFA, Federal Section 236, LIHTC
Subtotal		563		
Owner-Occupied Units				
OO1	1162-64 Boylston St.	6	general	Inclusionary Zoning
OO2	Kendall Crescent	5	general	Inclusionary Zoning
OO3	The Hammonds I*	3	general	Inclusionary Zoning
OO4	The Hammonds II*	7	general	Inclusionary Zoning
OO5	Residence at 51 Park St.*	2	general	Inclusionary Zoning
OO6	Residence at St. Paul St.*	8	general	Inclusionary Zoning (1 unit with home)
Subtotal		31		
TOTAL		1,893		

\*Permitted and/or Under Development

LEGEND

- INVESTOR OWNED RENTALS
- BROOKLINE HOUSING AUTHORITY OWNED RENTALS
- NON PROFIT/COOPERATIVE OWNED RENATLS
- OWNER-OCCUPIED
- <10 UNITS
- 10-24 UNITS
- 24-59 UNITS
- 50-99 UNITS
- >100 UNITS
- PARCEL LINES
- STREET EDGES

DATA SOURCES

AFFORDABLE HOUSING: Developed by Brookline GIS based on information from the Housing Division of the Brookline Department of Planning and Community Development.

STREET EDGES: Boston Edison Company.

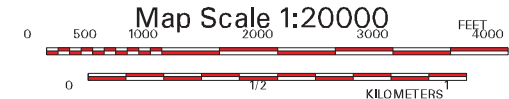
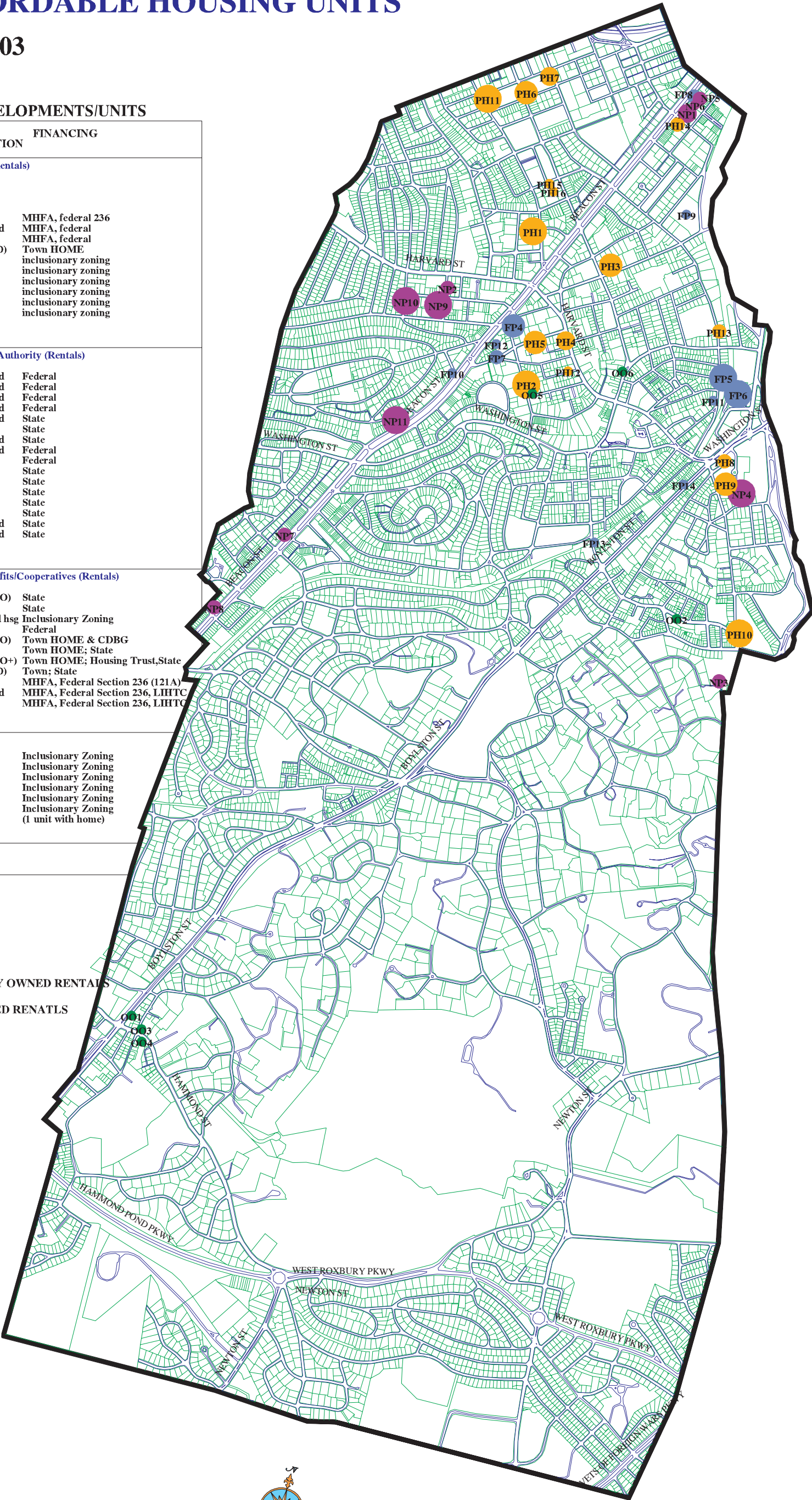
PARCELS: Boston Edison Company.

TOWN BOUNDARY: Boston Edison Company. Updated by Camp Dresser and McKee, Inc. and it is based upon Brookline Assessor's

DISCLAIMER

The information shown on this map is from the Brookline Geographic Information System (GIS) database.

The Town of Brookline cannot guarantee the accuracy of the information. Users are responsible for determining its suitability for their intended use or purpose.



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Map AML: \$UAML/plot\_hse\_symbol03-11x17.aml



# AFFORDABLE HOUSING DEVELOPMENTS / UNITS

as of June, 2003

Name/Address	Year	Total Units	Afford. Units	Owner Type	Max income in relation to SMSA Median Income						Counted for Chapter 40B	Target Population	Financing
					< 50%	<60%	<80%	<95%	<100%	<110%			
SUBSIDIZED HOUSING OWNED BY PRIVATE INVESTORS (rentals)													
Beacon Park	1972	80	30	investor	20		10				80	general	MHFA, Federal Section 236 (121A)
Village at Brookline	1975	153	153	investor	39	115					153	elderly/disabled	MHFA, Federal Section 236 / LIHTC (121A)
Village at Brookline	1975	154	154	investor	38	115					154	general	MHFA, Federal Section 236 / LIHTC (121A)
1019 Beacon St.	1995	23	23	investor	5	18					0	individuals (SRO)	Brookline HOME
Longwood Towers	2000		2	investor					2		0	general	Inclusionary zoning
The Colchester	2000	57	4	investor	3		1				4	general	Inclusionary zoning
The Lofts at Brookline Village	2002	21	2	investor	2						2	general	Inclusionary zoning
77 Marion St./1405 Beacon St.	2002	44	4	investor	4						[+4]	general	Inclusionary zoning
110 Cypress St.*	2004	45	5	investor	5						[+5]	general	Inclusionary zoning
75-81 Boylston St.*	2004	5	1	investor			1				[+1]	general	Inclusionary zoning
323 Boylston St.*	2005	29	4	Investor			3		1		[+3]	general	Inclusionary zoning
sub-total			382										

<b>PUBLIC HOUSING - OWNED BY THE BROOKLINE HOUSING AUTHORITY (rentals)</b>													
High St. Veterans	1947	186	186	BHA			186				186	general	State
Egmont St. Veterans	1949	120	120	BHA			120				120	general	State
Col Floyd Apts.	1958	60	60	BHA			60				60	elderly/disabled	State
Walnut Apts.	1965	24	24	BHA			24				24	elderly/disabled	Federal
Walnut Apts.	1965	76	76	BHA			76				76	general	Federal
O'Shea House	1967	100	100	BHA			100				100	elderly/disabled	Federal
Sussman House	1968	100	100	BHA			100				100	elderly/disabled	Federal
Trustman Apts.	1973	50	50	BHA			50				50	general	State
Trustman Apts.	1973	34	34	BHA			34				34	elderly/disabled	State
Morse Apts.	1975	99	99	BHA			99				99	elderly/disabled	Federal
Kickham Apts.	1978	39	39	BHA			39				39	elderly/disabled	Federal
condominium	1981	1	1	BHA			1				1	elderly/disabled	State
condominium	1981	1	1	BHA			1				1	elderly/disabled	State
McCormack House	1986	10	10	BHA			10				10	special needs	State
Kilgalon House	1994	8	8	BHA			8				8	special needs	State
Connelly House	1995	13	13	BHA			13				13	special needs	State
<b>sub-total</b>			<b>921</b>										

<b>SUBSIDIZED HOUSING OWNED/CONTROLLED BY NONPROFITS / COOPERATIVES (rentals)</b>													
Brookline Cooperative	1965	116	116	cooperative				116			116	general	Federal Section 221(d)(3) BMIR (121A)
Center Comm'ties - 100 Centre	1970	211	127	non-profit/LP	53		53		21		217	elderly/disabled	MHFA, Fed preserv voucher, Brook. AHT
Center Comm'ties - 1550 Beacon	1972	179	107	non-profit/LP	45		45		17		180	elderly/disabled	MHFA, Fed preserv voucher, Brook. AHT
Humanity House	1973	10	10	non-profit	10						10	special needs	State
Center Comm'ties - 112 Centre	1974	124	104	non-profit/LP	26		78				125	elderly/disabled	MHFA, Section 8
Paul Sullivan Trust	1980's	28	26	non-profit	26						28	individuals (SRO)	State
Goddard at Brookline	1997	17	17	non-profit	4		9		4		13	elderly assisted hsg	Inclusionary zoning
DMR/DMH Housing		24	24	non-profit	24						24	special needs	State DMR / DMH
Sara Wallace House	1997	17	16	non-profit	3	13					16	individuals (SRO)	Brookline HOME & CDBG
Ruth Cowan House	1998	9	9	non-profit	9						9		
1754 Beacon St.	2003	14	13	non-profit	4	6	3				[+14]	individuals (SRO+)	Brookline HOME, State
1876 Beacon St.	2003	15	14	non-profit	7	5	1		1		[+15]	individuals (SRO)	Brookline CDBG, State, Inclu. zoning
St. Aidan's (rentals)*	2004	59	20	non-profit/LP		20					[+20]	general	Brookline, State, Private
<b>sub-total</b>			<b>603</b>										

OWNER-OCCUPIED UNITS													
1162-4 Boylston St.	1999	6	6	owner-occ'd			6				6	general	Inclusionary zoning off-site
Kendall Crescent	2000-02	35	5	owner-occ'd			4		1		4	general	Inclusionary zoning
The Hammonds I	2003	23	3	owner-occ'd					3		0	general	Inclusionary zoning
The Hammonds II*	2004	52	7	owner-occ'd					7		0	general	Inclusionary zoning
Residences at 51 Park St.*	2004	9	2	owner-occ'd			2				[+2]	general	Inclusionary zoning
Residences at St. Paul*	2004	49	8	owner-occ'd			5		3		[+5]	general	Inclusionary zoning (1 unit with HOME)
St. Aidan's ownership*	2004	[59]	30	owner-occ'd			15			15	[+15]	general	Brookline Housing Trust & HOME; State
Homebuyer Assistance Program	1992+	25	25	owner-occ'd							0	general	Brookline HOME/CDBG
Homebuyer Assistance Program	2001+	3	3	owner-occ'd							0	general	Brookline HOME/CDBG
sub-total		89											
TOTAL AFFORDABLE UNITS *		1995											
Total units currently available		1918		By targeted income	327 16%	292 14%	1157 56%	116 6%	60 3%	15 1%	2062 [+84] 2146	included in 40B Expected adds Total projected	7.86 % of 26,224 .32 % of 26,224 8.18 % of 26,224
* Constructed, Permitted and/or Under Development													

# LOTS BELOW ZONED LOTSIZE

FIGURE 6

